

LISTING OF THE CLAIMS:

Claims 1-16 (Cancelled).

17. (Currently Amended) A method of automatically generating and issuing real estate buyer rebate coupons to potential buyers through a communications network, said method comprising:

employing a host system to sign up sellers to pay a commission to one of the host for each buyer delivered to a builder, and other seller through the host's systems that eventually purchases a home from that builder or other seller;

obtaining a listing inventory of property to be sold with a buyer rebate funded by the host;

maintaining databases at the host which contain data records of different types and chronologies;

providing by the host system to remotely accessing users access via the communications network to specify selection criteria;

searching by the host system said maintained databases based on said selection criteria; and

delivering results of the searching step to the remotely accessing users;

providing by the host the ability to select properties to tour from the delivered results; and

processing rebate coupons by the host for properties selected to tour;

registering by a remotely accessing user of at least one pre-printed rebate coupon clipped from a print media;

receiving by the remotely accessing user of an approval code from the host for each said at least one pre-printed coupon registered; and

printing by the remotely accessing user the received approval code on each coupon registered.

18. (Original) The method according to Claim 17, wherein the communications network is the Internet and the remotely accessing users employ a Web browser.

Claims 19 and 20 (Canceled).

21. (Currently Amended) The method according to Claim 17, further comprising ~~the step of~~:

presenting, by the buyer, the rebate coupon to the seller during a tour; and

accepting the rebate coupon by the seller during ~~a~~ the tour.

22. (Currently Amended) The method according to Claim 21, further comprising ~~the step of:~~ designating the host system as the cooperating broker by the seller.

23. (Currently Amended) The method according to Claim 22, further comprising ~~the steps of:~~

buying the property by the potential buyer; and  
paying by the host system of the buyer rebate when the seller pays the commission.

24. (Currently Amended) The method according to Claim 23, further comprising ~~the step of:~~ invoicing by the host system of the seller for the cooperating broker's commission.

25. (Currently Amended) The method according to Claim 24, further comprising ~~the step of:~~ recording by the host at each step of the method information about each step in the data records.

26. (Currently Amended) The method according to Claim 25, further comprising ~~the steps of:~~

ranking by the host system of the search results with a formula that takes into account property pricing and demographic data prior to delivery of the results of the searching step<sub>7</sub>;

capturing by the host system of an evaluation of the toured property in an evaluation record of said databases; and

aggregating by the host system selected properties into a group for further processing actions as a group.

27. (Previously Presented) The method according to Claim 25, wherein said listing inventory includes at least one remote third-party listing inventory database.

28. (Currently Amended) The method of Claim 25, further comprising ~~the steps of~~:

soliciting by the host of buyer information; and

storing by the host in a database as a buyer profile said solicited buyer information and said buyer property selection criteria; and

selectively providing to remotely accessing users said buyer profile.

Claims 29 and 30 (Canceled).

31. (New) A system for automatically generating and issuing real estate buyer rebate coupons to potential buyers through a communications network, said method comprising:

a host system that is employed to sign up sellers to pay a commission to one of the host for each buyer delivered to a builder, and other seller through the host's systems that eventually purchases a home from that builder or other seller;

a listing inventory of property to be sold with a buyer rebate funded by the host;

a database that is maintained by the host which contains data records of different types and chronologies relating to the listing inventory;

an interface to the host system that provides remotely accessing users access via the communications network to specify selection criteria;

a searching module that cooperates with the host system to search said maintained databases based on said selection criteria; and

a delivery module that cooperates with the host system to deliver results of the search to the remotely accessing users;

a selection module that cooperates with the host system to provide by the host the ability to select properties to tour from the delivered results;

a processing module that cooperates with the host system to process rebate coupons by the host for properties selected to tour;

a registering module that cooperates with the host system to support registering, by a remotely accessing user, of at least one pre-printed rebate coupon clipped from a print media; and

an approval module that cooperates with the host system to provide to the remotely accessing user an approval code from the host for each said at least one pre-printed coupon registered.